

RE-ENVISIONING WOLLASTON



Neighborhood
Planning
around the
Wollaston
MBTA Station

Presentation will cover:

- Recap first public meeting
- Identification of Opportunities and Impediments
 - Market Analysis
 - Zoning
 - Transportation Connectivity
- Next Steps



Focus areas for Wollaston

Half-Mile Area
Study Area



What we heard from you...

What do you value most about Wollaston?

- Convenience and proximity
- Walkability, transportation options
- Safe, diverse, and historical neighborhood



Where are the best opportunities for new housing?

- MBTA parking lot
- Above current retail on Beale/Hancock
- CVS parking lot

What types of businesses could be supported?

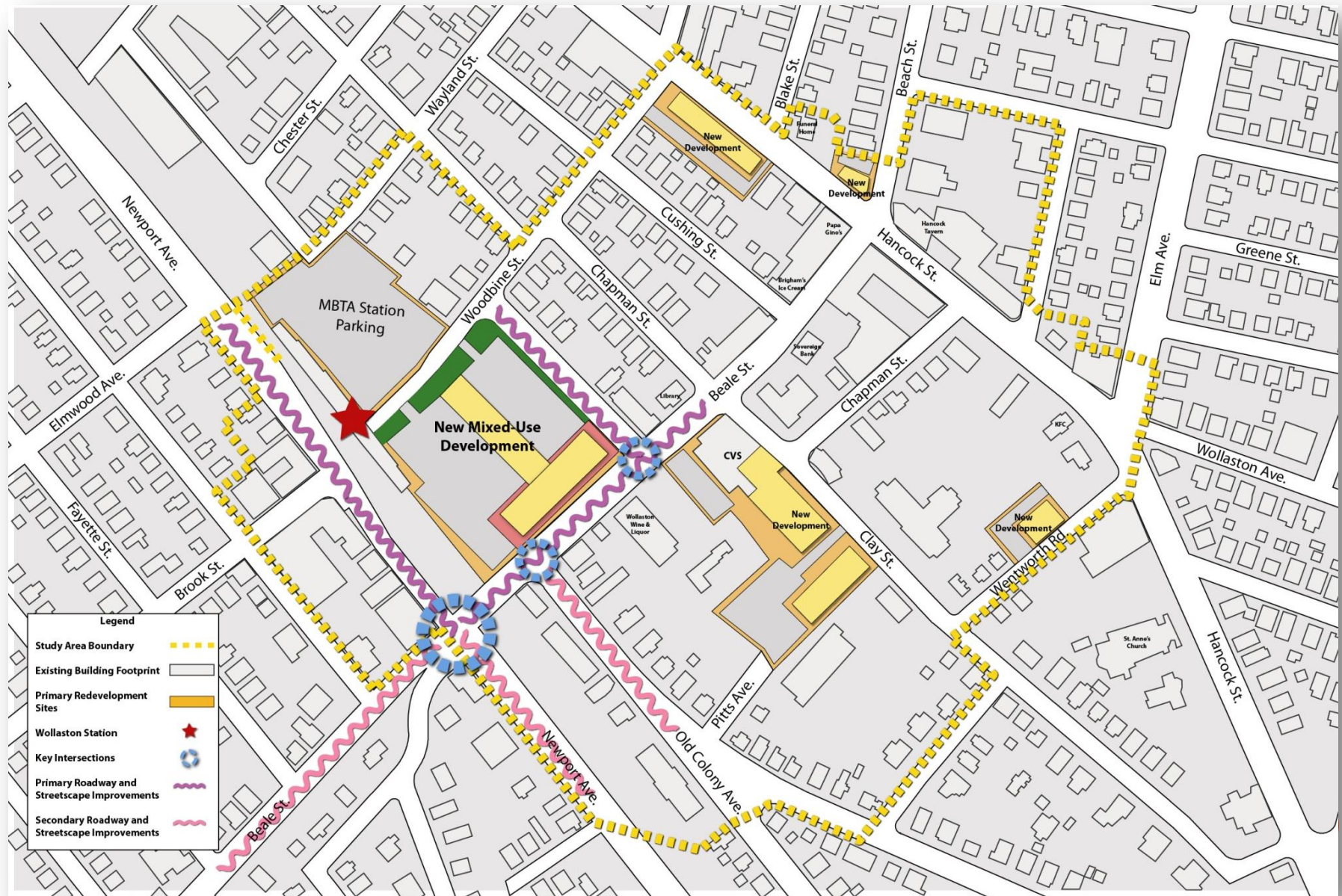
- Restaurants, pubs, family-friendly establishments
- Neighborhood grocer
- Community space

What improvements could better connect the neighborhood?

- Streetscape improvements
- Bike facilities on Beale and Hancock
- Sidewalk improvements



How does this translate into opportunities?



So What Now?



Identify the
Impediments



Act on the
Opportunities



What's the Market for New Development?

Residential Development:

- Renter-Occupied Unit Demand
 - Estimates show potential demand of 530 units per year at rents starting at \$1,875/month
- Also potential demand of 946 units per year at rents \$1,500/month and below



Opportunities
straight ahead

Impediments/Challenges

- Market Competition
- Construction Costs vs. Rents
- Zoning Constraints



What's the Market for New Development?

Retail Development:

- Potential Retail Demand
 - Estimates show potential demand of 10,000 – 15,000 square feet of new retail development
 - Much of the spending power will go to supporting existing businesses, good for existing retailers



Opportunities
straight ahead

Impediments/Challenges

- Market Competition
- Absorption from Existing Retailers



What's the Market for New Development?

Office Development:

- Potential Retail Demand
 - Low demand for new office in Wollaston
 - Could work if developer already had an end user lined up



Opportunities
straight ahead

Impediments/Challenges

- Market Competition – North Quincy/Quincy Center
- Quincy's office vacancy rate is at 20%



Key Take Aways – Market Analysis

Opportunities:

- Demand for residential is positive for Wollaston
- Demand for retail is modest for Wollaston
- Demand for office is weak for Wollaston

Impediments/Challenges

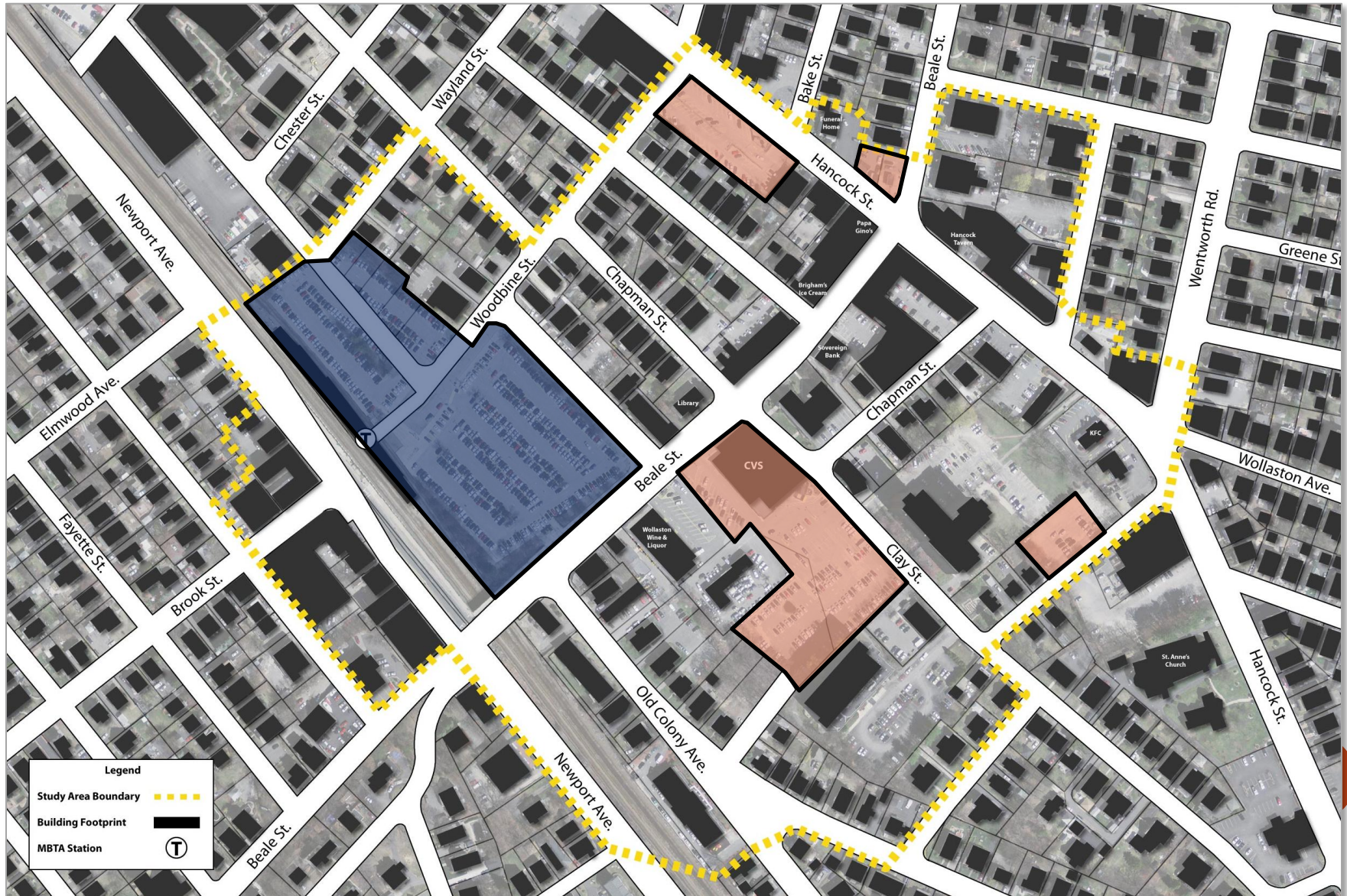
- Construction Costs vs. Achievable Rents
- Market Competition and Absorption
- Zoning Constraints

So what can be done to **warm** the market?



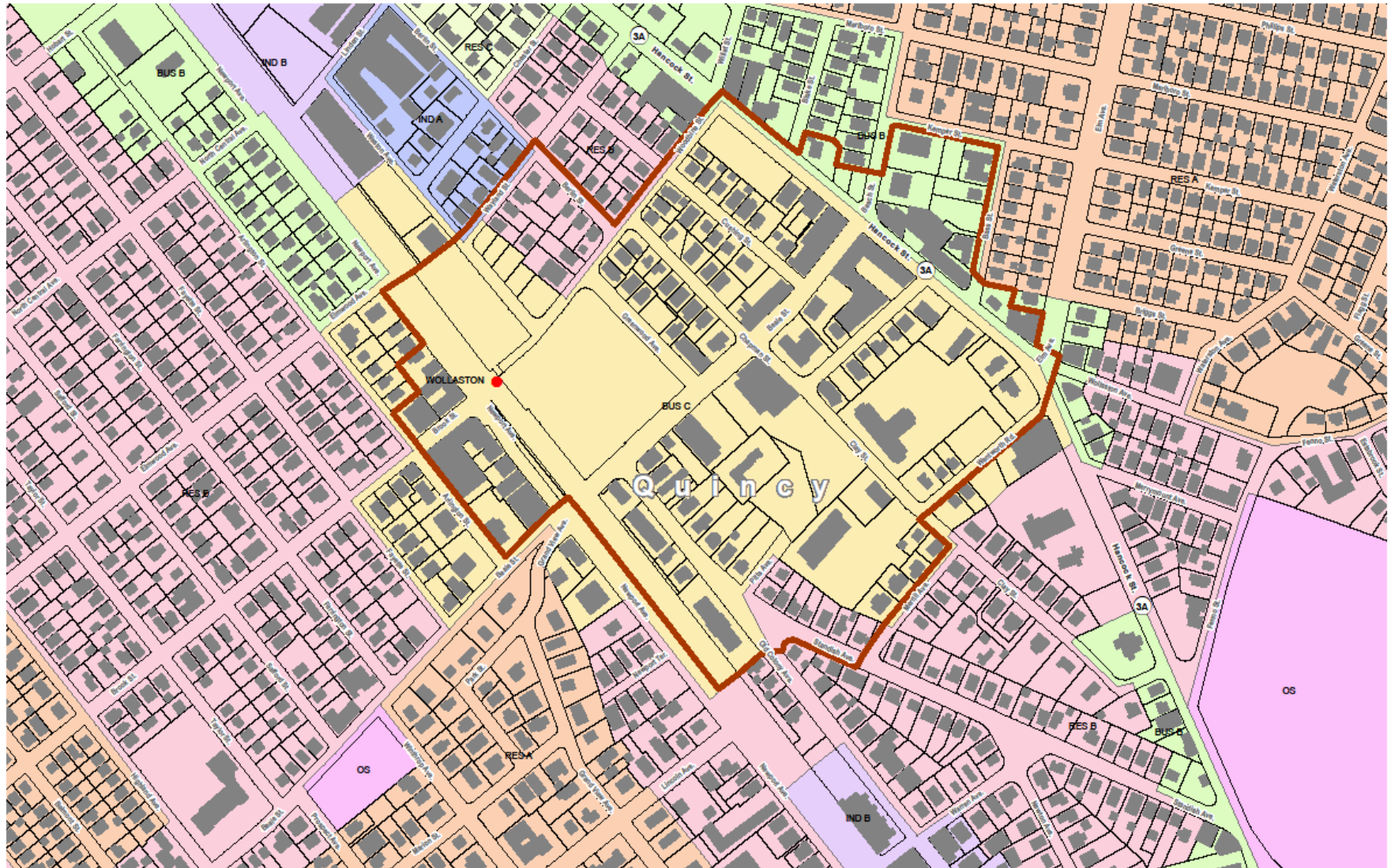
Zoning

How do we assess the impact of zoning on a parcel?



Existing Zoning

Quincy TOD, Study Area and Zoning Districts



Existing Zoning

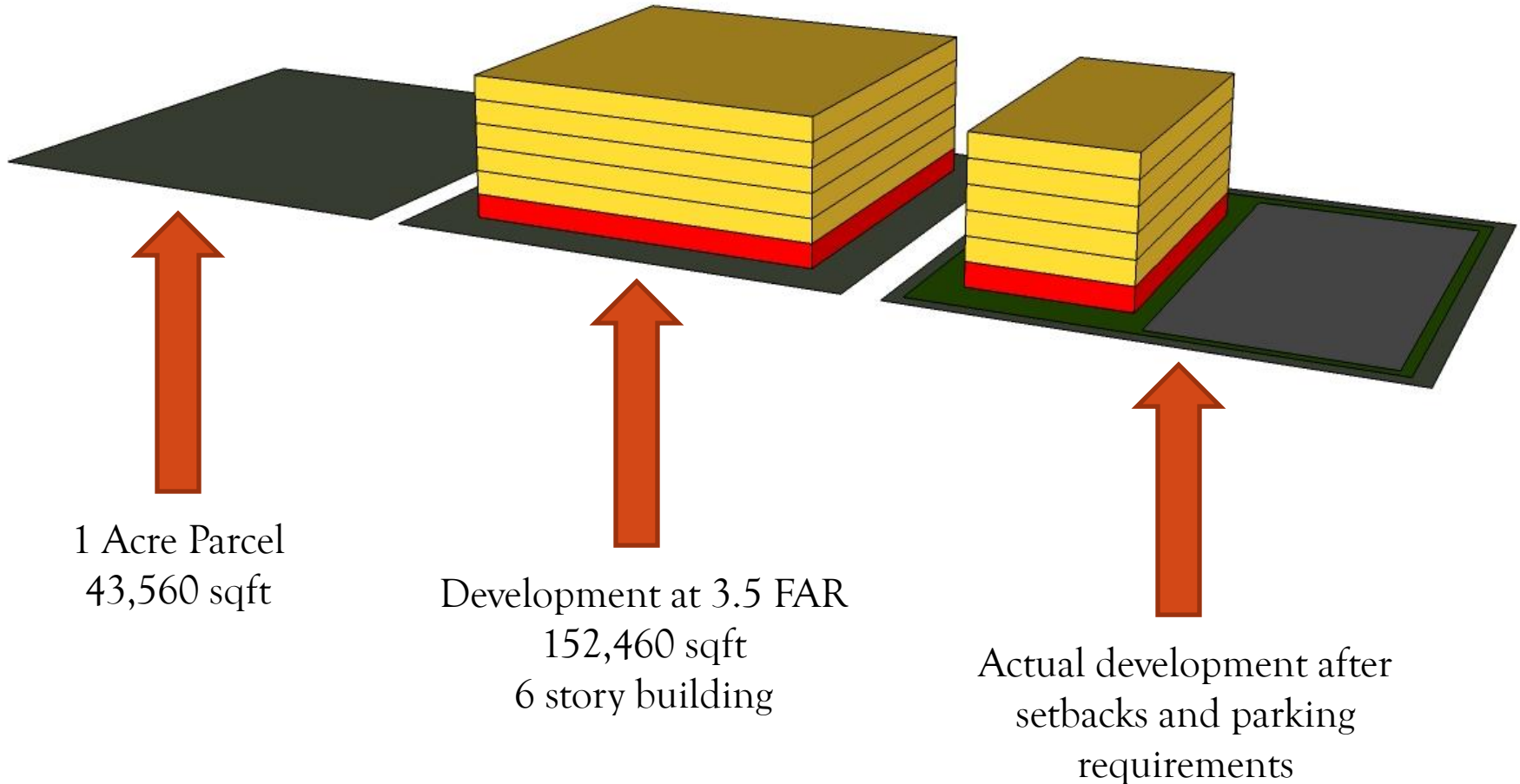
| Business B and C Dimensional Requirements, City of Quincy | | | | | | | | | |
|---|---------|-------------------|-----------------|----------|-------|-------|------------------|------------------------|---------------------|
| | Max FAR | Min lot area (sf) | Min lot area/DU | Setbacks | | | Min lot frontage | Min open space/DU (sf) | Height max. stories |
| | | | | Front | Side | Rear | | | |
| Business B | 1.5 | 5,000 | None | 15 | | 20 | 60 | None | 4 |
| Business C | 3.5 | 5,000 | None | None | | None | 60 | None | 6 |
| Business B residential or SP uses | 3.5 | 5,000 | None | None | | None | 60 | None | 6 |
| Business C MF or mixed-use | 3.5 | 42,000 | 500 | See * | See * | See * | 100 | 100 | 6 |

*Equal to ¼ the height of the building

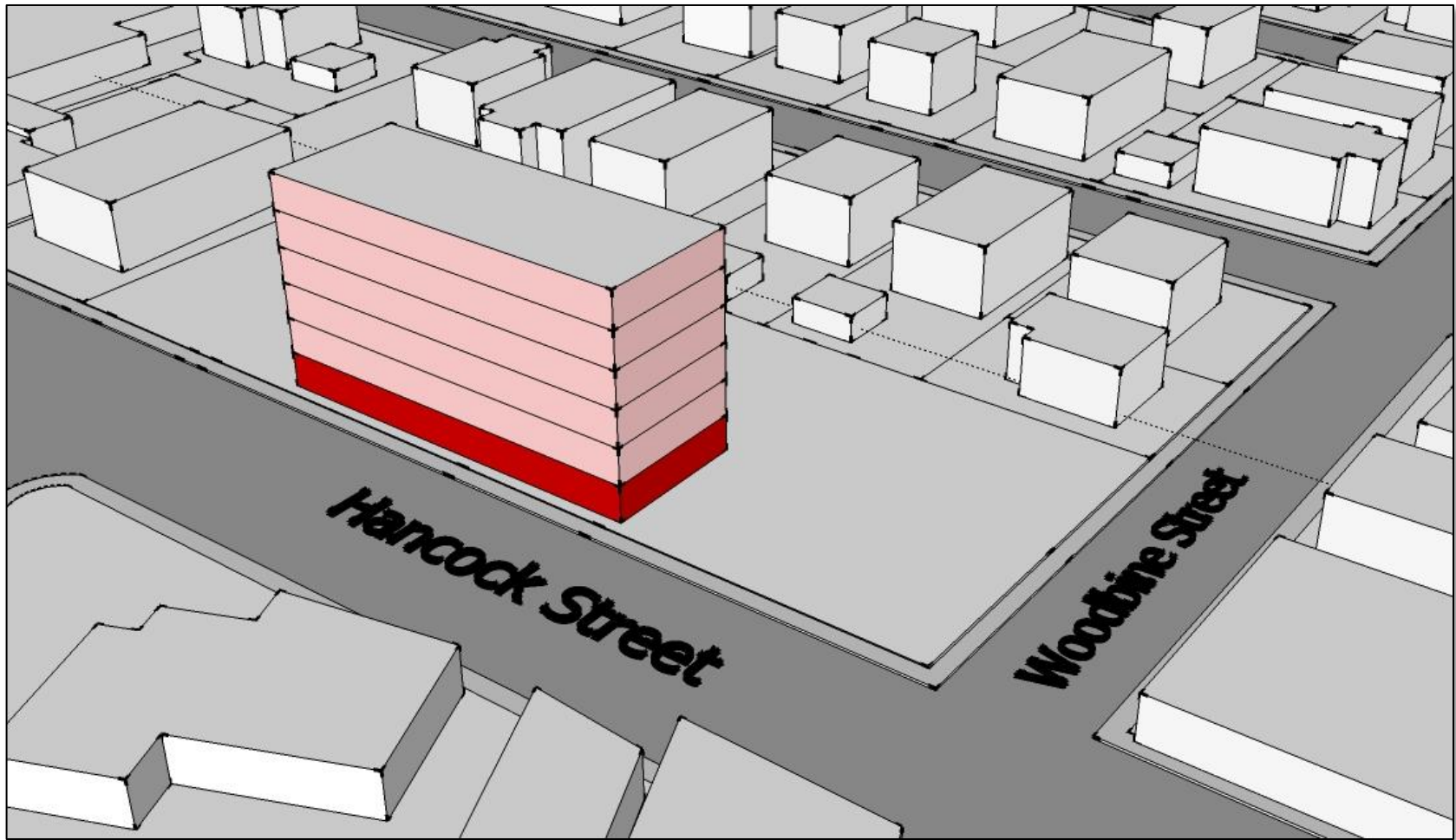
| Business B and C Parking Requirements, City of Quincy | | | |
|---|-----------------|-------------|-------------|
| | Residential | Office | Retail |
| Business B | 1.5 spaces/unit | 1 sp/300 sf | 1 sp/200 sf |
| Business C | 1.5 spaces/unit | 1 sp/600 sf | 1 sp/400 sf |



Parking and setbacks limit development



How does this impact a parcel in Wollaston Center?



Unable to create continuous building frontage,
parking takes up too much space.



Create an overlay district for Wollaston Center to address zoning impediments

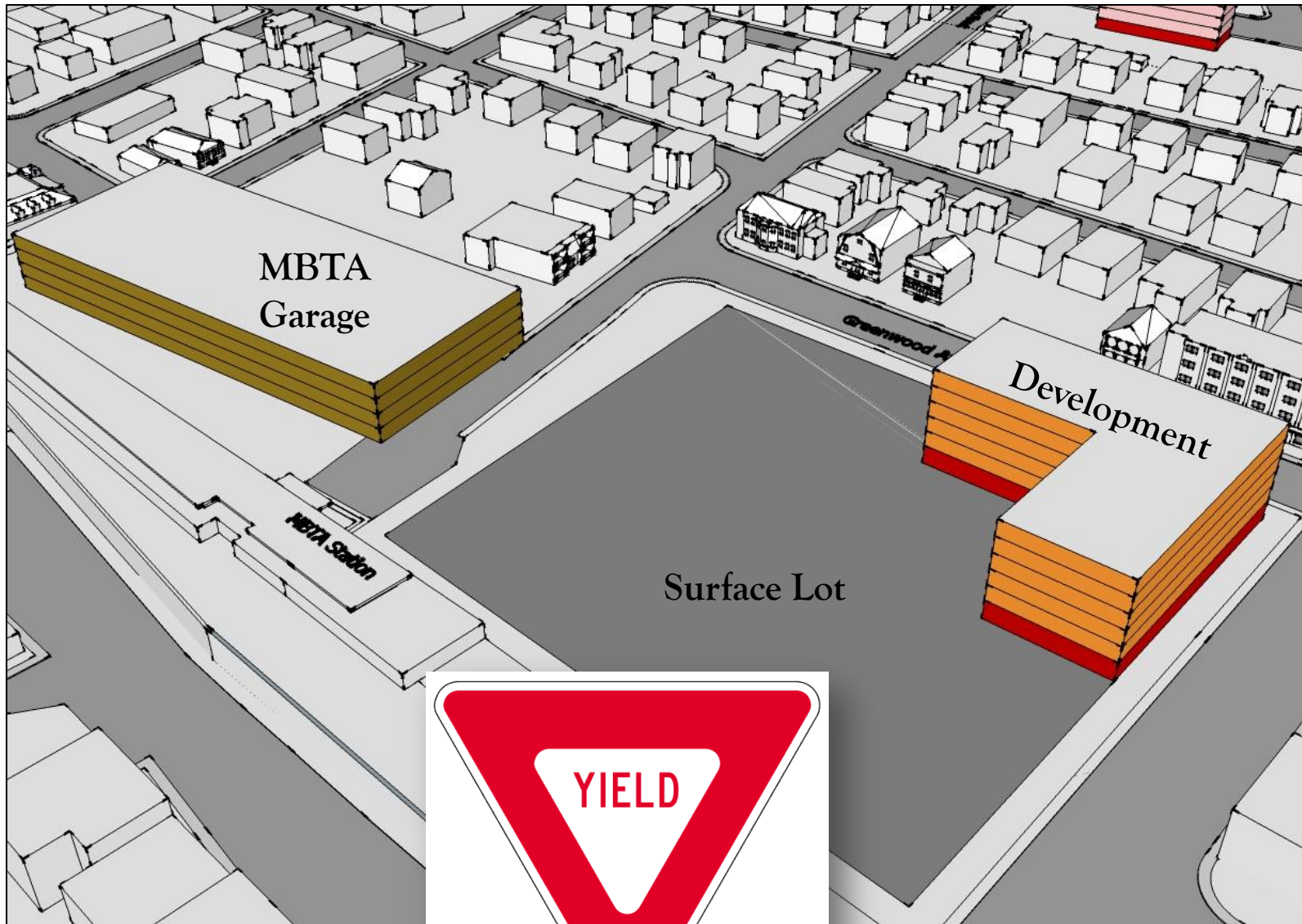
- Change minimum lot size to 5,000 SF for mixed-use and multi-family development
- Remove front and side yard setbacks
- Change residential parking requirements to minimum of 0.5 spaces per unit and a maximum of 1.0 spaces per unit

Opportunities
straight ahead

That's how you get this
type of development!



What are the impediments to developing the MBTA lot?



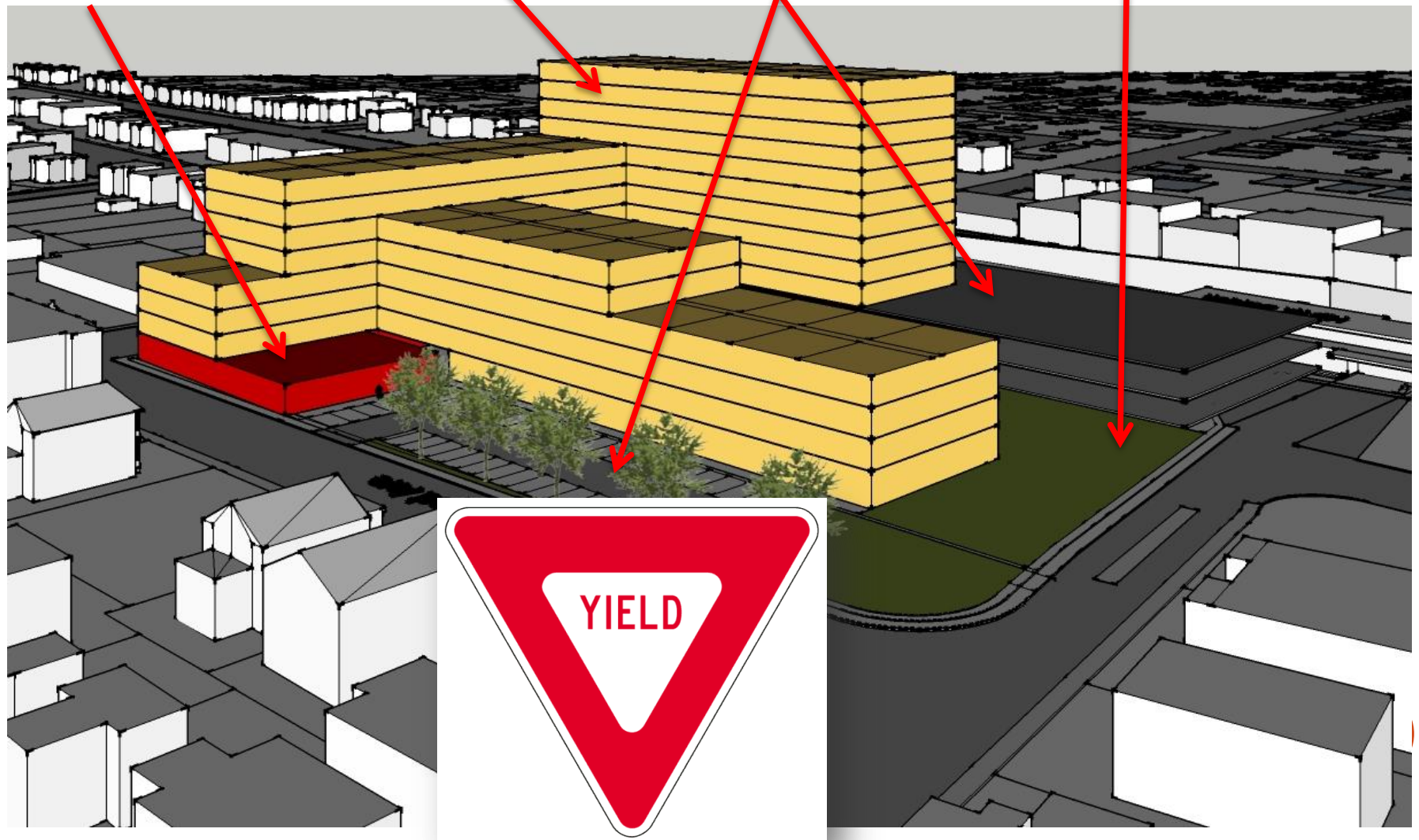
Option 1 – Large Development to Cover Costs

First Floor
Retail

10-12 Stories

Parking for
Development

Open Space

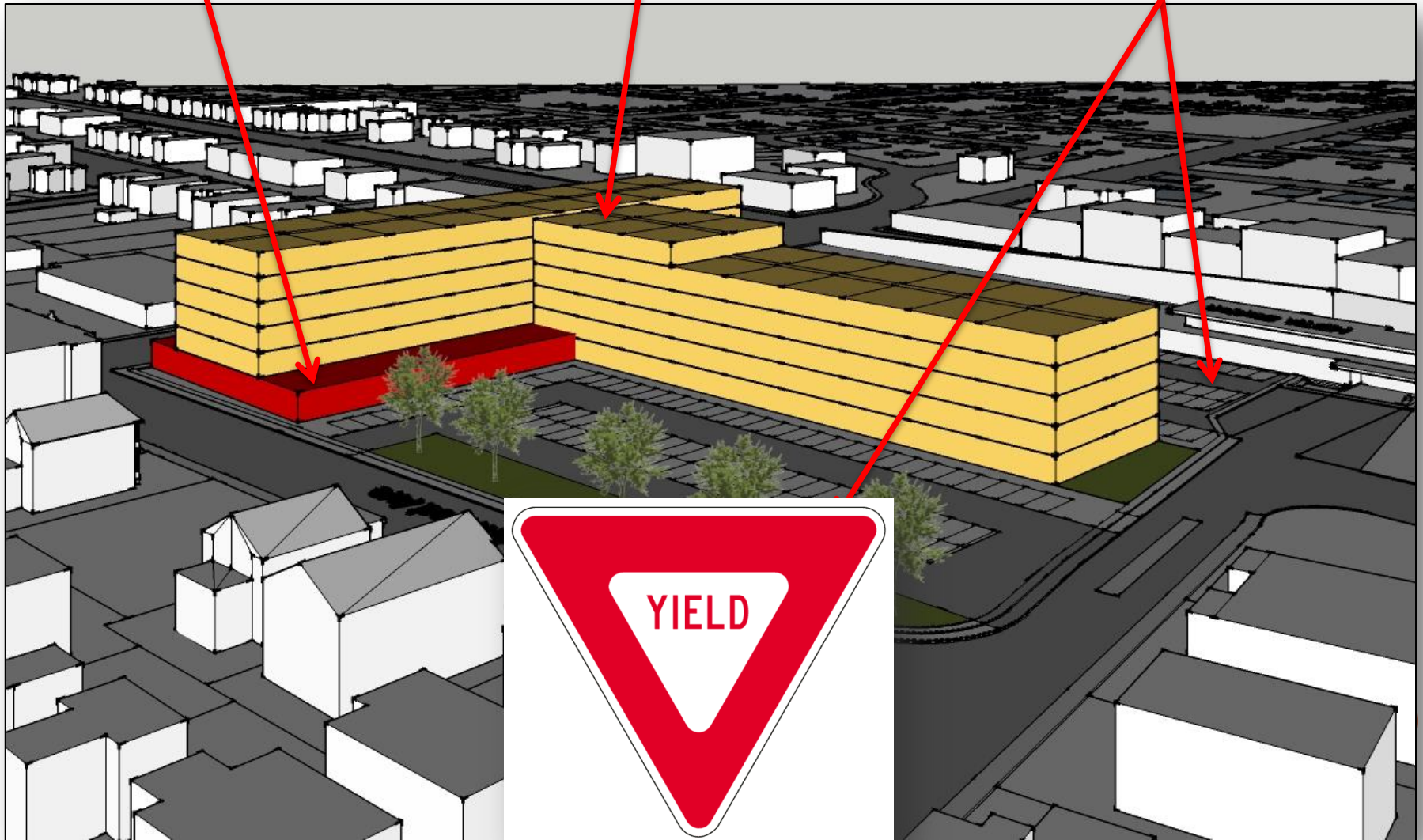


Option 2 – Smaller Development with Subsidies

First Floor
Retail

5 - 6 Stories

Parking for
Development



So What's the Solution?

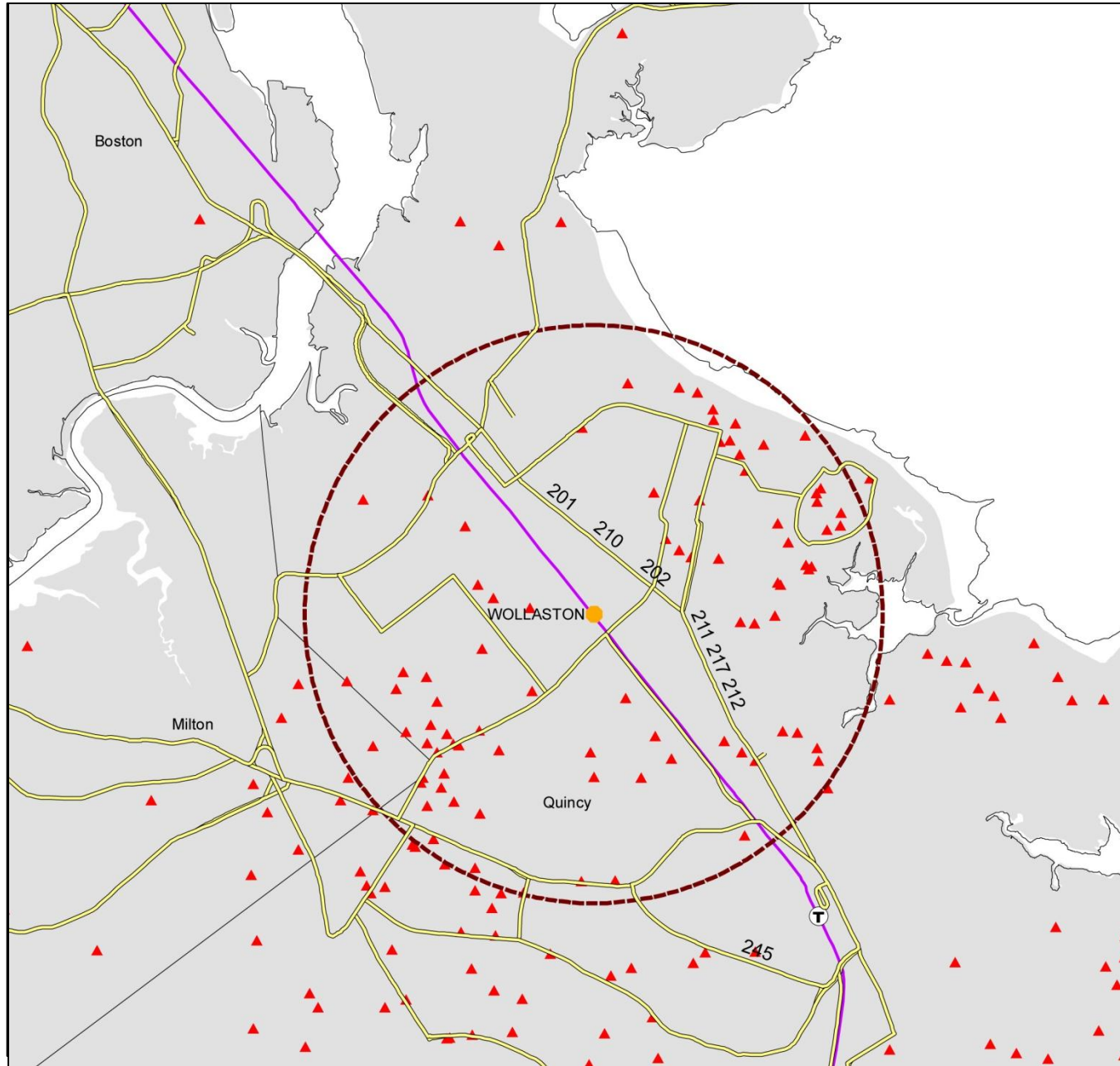
Create a special TOD overlay district for the MBTA site that allows higher density and lower parking requirements

The City, MBTA and any private developer need to work together to create a development plan that balances MBTA parking replacement with the costs of development.

- Consider reducing the amount of T parking
- Consider sharing parking between development and the T
- Consider unique funding sources for the replacement parking



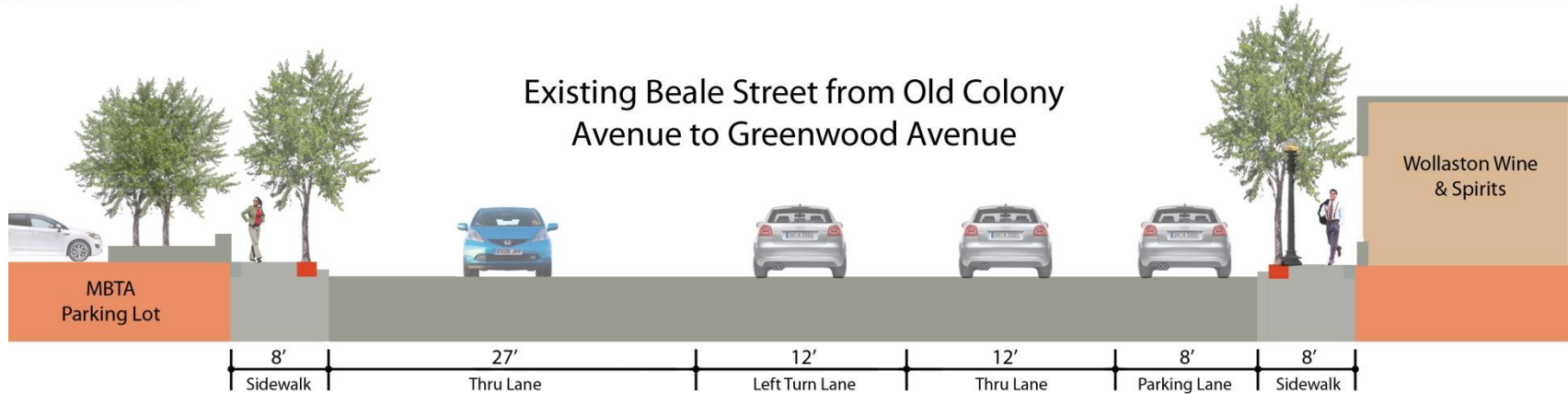
Ever Wonder Who Parks at the MBTA Station?



Why Aren't More People Walking/Biking?



Expanding Access to the Station



Continue Streetscape



Creative Uses for Unused Space?



Reactivate Neighborhood Assets

Visualize the Future and Act!

Bike Lanes

Wall Art

Upper Story
Development

Signage



Pedestrian
Improvements

Food Carts

Landscaping

Remainder of the Meeting

Open House to Review/Comment/Ask
Questions about the Recommendations!

MAPC and City staff will be posted around the
room to answer questions and talk to you about
the recommendations.



THANK YOU FOR YOUR
PARTICIPATION!

FINAL REPORT WILL BE
POSTED TO OUR WEBSITE

Additional information can be found at:
www.mapc.org/envision-wollaston

